



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: June 13, 2024

EXPIRATION: June 13, 2025

DRN LLC
c/o Matt Matson, Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark properties, 255 and 261 Linden St., has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Painting of cornice/trim of both buildings, using Sherwin-Williams Duration paint and premium primer in SW0041/Dard Hunter Green with SW6145/Thatch Brown accents (261 Linden) and SW0048/Bunglehouse Blue with SW0031/Dutch Tile Blue accents (255 Linden)

NOTE: A previous COA issued 2/4/2024 included removal of paint from these buildings and restoration of paint based on a finish study. After successful paint removal, repainting the brick is no longer within the scope of work for this project. This amendment to scope is approved.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at yjones@fcgov.com or at (970) 224-6045.

Sincerely,

Yani Jones, Historic Preservation Planner

From: [Matt Matson](#)
To: [Historic Preservation](#)
Subject: [EXTERNAL] Re: 255 & 261 Linden
Date: Wednesday, June 12, 2024 1:19:28 PM
Attachments: [image1.png](#)

SW 6145

Thatch Brown

FULL DETAILS 

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint

H Historic Color

SW 0041

Dard Hunter Green

FULL DETAILS 

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint



5:22 📶 🔋

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Delete Download Rename







H Historic Color

SW 0031

Dutch Tile Blue

FULL DETAILS 

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint

H Historic Color

SW 0048

Bungalowhouse Blue

FULL DETAILS 

Get this color in a:



Color Sample



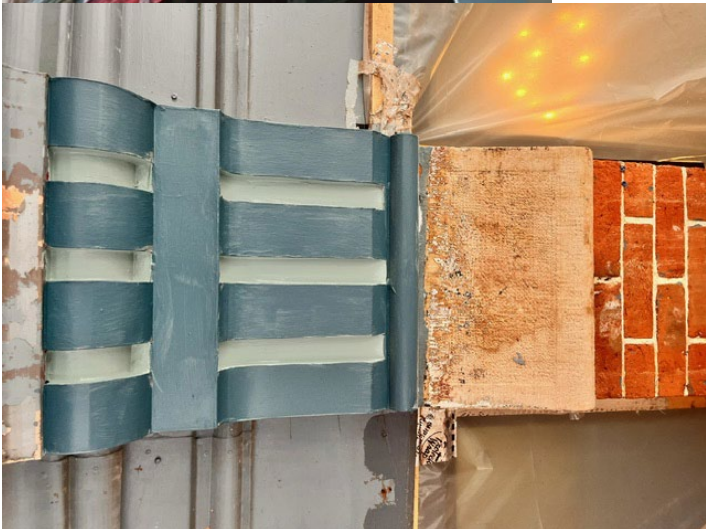
Paint Sample



Interior Paint



Exterior Paint



Respectfully,
Matthew Matson

Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205
Mobile: 720-933-7235

On Jun 12, 2024, at 12:19 PM, Historic Preservation <preservation@fcgov.com> wrote:

Matt,

Thanks for sending of this over – I also got your other 2 emails. Would you mind trying to send this one to me again? The images did not come through for some reason.

Take care,

Yani

.....
YANI JONES
Pronouns: She/Her ([What's this?](#))
Historic Preservation Planner
City of Fort Collins Historic Preservation Services
(970) 224-6045
<https://www.fcgov.com/historicpreservation/>

Get monthly historic preservation updates in your inbox by toggling on "Historic Preservation Matters" [here](#), or email preservation@fcgov.com to be added to the newsletter mailing list!

From: Matt Matson <mmatson@brsrestores.com>
Sent: Wednesday, June 12, 2024 11:34 AM
To: Historic Preservation <preservation@fcgov.com>; buildingdocs <buildingdocs@fcgov.com>
Subject: [EXTERNAL] Fwd: 255 & 261 Linden

Respectfully,
Matthew Matson
Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205
Mobile: 720-933-7235

Begin forwarded message:

From: Matt Matson <mmatson@brsrestores.com>
Date: June 12, 2024 at 10:08:28 AM MDT
To: Zoning <zoning@fcgov.com>
Subject: Re: 255 & 261 Linden

For 255 Linden cornice, client wants Bungle house blue for the main color and Ditch tile blue for accent color. Same is Sherwin Williams Duration. Same premium primer will be used.



Respectfully,
Matthew Matson
Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205
Mobile: 720-933-7235

On Jun 11, 2024, at 4:23 PM, Zoning <zoning@fcgov.com> wrote:

Hello Matt,

From a Zoning perspective, we would just want to make sure the color selected would not be recognized as a "corporate/brand color" for a commercial business.

ROB BIANCHETTO
Senior Zoning Inspector, Community Development & Neighborhood Services
[City of Fort Collins](#)
281 N College Ave., Fort Collins, CO 80524

From: buildingdocs <buildingdocs@fcgov.com>
Sent: Tuesday, June 11, 2024 4:01 PM
To: BuildingServices <buildingervices@fcgov.com>; Matt Matson <mmatson@brsrestores.com>; buildingdocs <buildingdocs@fcgov.com>; Historic Preservation <preservation@fcgov.com>; Zoning <zoning@fcgov.com>
Subject: RE: 255 & 261 Linden

Building codes do not regulate paint colors. But I'm including [@Zoning](#) who may regulate paint colors.

.....
Building Code Plan Review Team
[City of Fort Collins](#)
[Tell us about our service, we want to know!](#)
Plan reviewer on duty: Katy Hand

-----Original Message-----

From: BuildingServices <buildingservices@fcgov.com>
Sent: Tuesday, June 11, 2024 3:24 PM
To: Matt Matson <mmatson@brsrestores.com>; buildingdocs <buildingdocs@fcgov.com>; Historic Preservation <preservation@fcgov.com>
Subject: RE: 255 & 261 Linden

Hello,

Thank you for reaching out in regards to your upcoming project. I have included both our Plan Review Team and Historic Preservation for next steps with your question below.

All, please let us know what is needed on our end!

Felisha Bernhardt
City of Fort Collins
Building Development Review Technician
Community Development & Neighborhood Services
281 N. College Avenue Fort Collins, CO 80522 Monday – Friday : 8:00am – 5:00pm buildingservices@fcgov.com | Main Line: 970-416-2740
please leave a detailed message. All calls are returned within the hour |

-----Original Message-----

From: Matt Matson <mmatson@brsrestores.com>
Sent: Tuesday, June 11, 2024 7:25 AM
To: BuildingServices <buildingservices@fcgov.com>
Subject: [EXTERNAL] 255 & 261 Linden

Good morning,

We are currently working on the project on 255 and 261 Linden St. The owner of this building has requested that we repaint the cornice(upper metal portion of the building).

I was checking to see if there was something I had to submit for the city or if we can proceed. the colors are historic so they will not be something outlandish.

Respectfully,
Matthew Matson
Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205
Mobile: 720-933-7235

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>
<image005.jpg>

From: [Matt Matson](#)
To: [Historic Preservation](#); [Zoning](#); [buildingdocs](#)
Subject: [EXTERNAL] 261 Linden
Date: Wednesday, June 12, 2024 11:35:19 AM

Here is what the cornice would look like.
Bricks will be exposed though, no longer tan.

Created with



✓ FEATURED IN SCENE

SW 0041
Dard Hunter Green

✓ FEATURED IN SCENE

SW 6121
Whole Wheat
Locator Number: 141-C2

SW 0048
Bunglehouse Blue

SW 0031
Dutch Tile Blue

✓ FEATURED IN SCENE

SW 7548
Portico
Locator Number: 284-C3

✓ FEATURED IN SCENE

SW 6145
Thatch Brown
Locator Number: 206-C6



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

Respectfully,
Matthew Matson
Building Restoration Specialties, Inc.
3060 Walnut St.
Denver, CO 80205

Mobile: 720-933-7235